Acquisitions prices	Construction costs	Opportunities for affordable homeownership for lower income residents as a means of closing the wealth gap	outdated design	Rain, mold, and moisture		overcrowdi	ng tenant displacem		splacement residents		ising ents
overpriced acquisitions	Construction Costs	passive owners facing	poor physical condition, life safety hazards	code		overcrowdi relocation, affordability	gentrifica	uon	oss of ommunity	have com assis	d politicians to greater mitment to ting r-income
	Construction Cost	identifying financing options	unsophisticated owners of smaller properties		re	Tenant location during rehab	Risks to health and safety		k of urces	resid	ents/immigrants/ ple of color  Securing a priority for vouchers for extremely low
Not enough funding	Increasing funding in Montgomery County from American Rescue Plan funds for distressed properties.		Providing a low cost 'repair' program for responsible owners whose properties are not in good repair.			Affordability	Severity proper condition	ty	Delinquen	су	income residents who reside proximate to the Purple Line
funding	Urgency to act/fund as early as possible as land values increase	More acquisition financing needed	Resources a focused on efficient strength	dismatch b/w eal timing nd approval / unding of ubsidy for eeper impact		transportation costs			lack of eas accessible information about ten rights and options	on ant	tenants' legal residential status
lack of resources	Not enough public subsidy for deeper income targeting	Not enough non-profit developers with adequate capacity to do large deals. Not enough mission oriented for-profit developers willing to maintain long-term ownership	construc	ing for		;	difficulties in communicating with non-english speaking residents		Tenant Organizi	ng	

## What is one commonality or area of overlap do you see across the issues affecting people and issues affecting properties?

poor poor condition condition Inadequate Inadequate of older of older resources resources properties properties risk of resident displacement Insufficient Lack of financing. Lack of financing. resources for LI subsidy, and subsidy, and lack of financial capacity to actualize capacity to actualize households to vision of resources for vision of purchase: anti-displacement anti-displacement acquisition, insufficient AND increasing the AND increasing the rehabilitation, and quality of housing resources to prevent quality of housing tenant relocation vulnerability issues of housing of residents cost burden from arising What is the cost of the need? versus Adding a low what is the (more financial cost repair difficult to calculate) constraints program for value of the potential (cost of rent. Expectations existing loss to the community cost of repair) between residents owners. fabric if these (low rents, stability, interventions don't etc.) and owners occur? (rehab, operating Affordability for expense inflation, Aligning market tenants and investor returns. momentum with affordability for etc.) inclusive contractors due to development high acquisition and /community rehabilitation costs

building

I think everyone agrees that rehabilitation of existing, distressed properties proximate to the Purple Line is good for the residents, the buildings, and the

community at large.

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